

Hayashi

Parcel 23

Block 721

Owner states he acquired this property in June of 1946 with a down payment of \$3,500 cash and subject to Deed of Trust of \$6,000 - total purchase price \$9,500.

The improvements consist of a 3 flat building converted into 16 housekeeping units. Owner claims a gross income, if fully rented, of \$318 per month furnished. Only one unit was vacant at time of inspection. The property is exceptionally well maintained on the inside.

Owner has Veterans Exemption on a portion of his taxes.

There are no fire escapes.

2350 120



JUL 20 1966

158 0884025

Hayashi

Parcel 22

Block 721

Owner states he acquired this property in June of 1946 with a down payment of \$3,500 cash and subject to a Deed of Trust of \$5,000 - total purchase price \$8,500.

The improvements consist of a 2 flat building converted on the second floor to 4 housekeeping units and the first floor is owner-occupied as a flat.

Owner states that the income from the second floor is \$120 per month furnished. The building is well maintained and fully occupied.

Present owner has Veterans Exemption for a portion of taxes.

158 0884025



4-2-11

FEB 0 9840 32

JUL 20 1980



LEE 080402A

Hayashi

Parcel 23

Block 721

Owner states he acquired this property in June of 1946 with a down payment of \$3,500 cash and subject to Deed of Trust of \$6,000 - total purchase price \$9,500.

The improvements consist of a 3 flat building converted into 16 housekeeping units. Owner claims a gross income, if fully rented, of \$318 per month furnished. Only one unit was vacant at time of inspection. The property is exceptionally well maintained on the inside.

Owner has Veterans Exemption on a portion of his taxes.

There are no fire escapes.

JUN 5 0 00 12 0



FEB 08 1963

JUL 20 1963



REC 0884025

McCoy

Parcel 24

Block 721

Owner stated he acquired property on March 9, 1953 for \$4,000 cash subject to a First Deed of Trust of \$11,500 and a Second Deed of Trust of \$14,000 - total purchase price \$29,500. The purchase price included all furniture and furnishings located on the property. The Second Deed of Trust is held by A. E. Campana and R. Del Curto from whom the property was purchased.

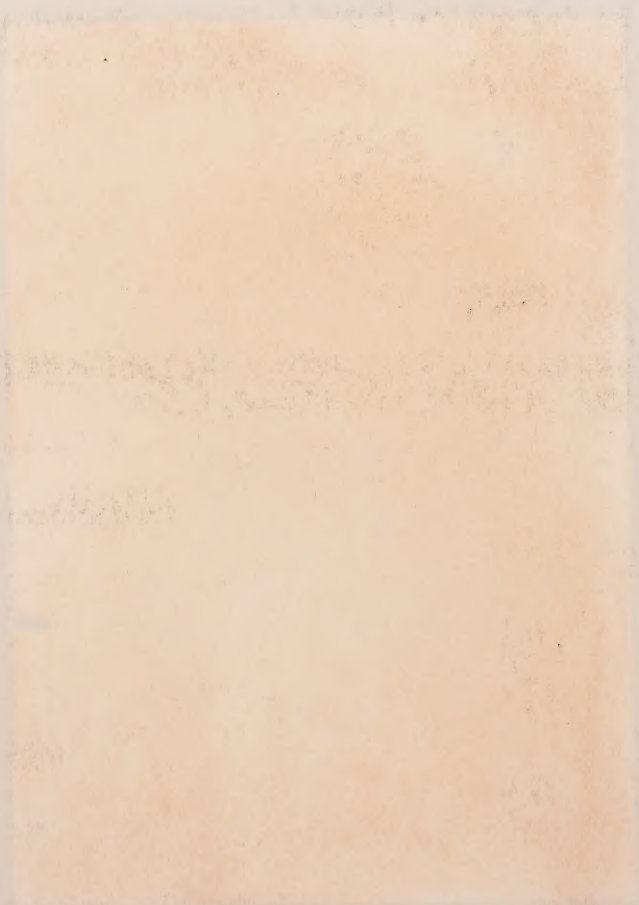
The improvements consist of a 3 flat building converted into 15 housekeeping units on the ground floor, first and second floors. The third floor is rented to a master tenant, for \$150 per month, who rents rooms for housekeeping purposes.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

Owner claims a gross income, if fully rented, of \$548.50 per month. At date of inspection property appeared to have approximately 15% vacancies. Rentals claimed appear to be unreasonable.



FEB 09 1940 3 2



24

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24

Deeds were acquired property on August 5, 1912 for \$1,000 each and on 6 June 1913 of \$11,400 and a second deed of \$14,000 - total \$26,400. The purchase price included all furniture and fixtures included in the property. The second deed of \$14,000 is held by J. W. Morgan and is the debt from which the property was purchased.

The improvements consist of a 3 story building erected on the lot is bounded by the ground floor, first and second floors. The lot is divided into a number of lots for all the year, and rent value for the building is \$100.

The property is held by J. W. Morgan and is the debt from which the property was purchased. The improvements are \$14,000.

The value of the property is \$14,000, and the value of the improvements is \$14,000. The value of the property is \$14,000, and the value of the improvements is \$14,000.



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0 9 1 8 0 2 1 1

Ando

Parcel 25

Block 721

Owner claims to have paid \$20,000 for the property in September, 1947.

The improvements consist of a 3 flat building converted into 17 housekeeping units located on the ground floor, the first, second, third and fourth floor attic. The property is well maintained inside and out and owner claims a gross income, if fully rented, of \$475 per month furnished. At date of inspection the property appeared to have 5% vacancies.



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Camp

Parcel 26

Block 721

Owner stated that he acquired the property on March 28, 1947 for \$4,000 cash subject to a First Deed of Trust of \$12,000 and a Second Deed of Trust of \$12,000 - total purchase price \$28,000. The purchase price included all furniture and furnishings.

The improvements consist of two 3 flat buildings converted into 14 housekeeping units.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside. Owner claims a gross income, if fully rented, of \$1,046 per month furnished. Owner stated that the average vacancy during the past year was 30%, and that his collection losses were running from \$600 to \$800 per year. He also stated that he valued the furniture and furnishings at \$5,000.



721

250W60 121

BOOK No. 24 PAGE No. 181

100 1240 22

ASSUMED UNDEVELOPED TITLE AS FOLLOWS:

From: C. Sanford
Date: March 28, 1947
L.R.T. \$5.50

DATE OF TITLE

\$12,000.00 - Home Federal Savings & Loan Association. March 28, 1947.

REMARKS:

Shown through property by owner. Audited income and expense statement indicates a fair rental as shown. However, vacancy factor not 25% due to loss by tenants of redevelopment.

VIOLATIONS:

Gas plates (cooking) in rooms.



200 100 100





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PARCEL No. 17 BLOCK No. 721 LOT No. 17

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Frank & Mary Onizuka

Date: July 2, 1954

I.R.T. None

DEED OF TRUST:

\$7,500 - Home Federal Savings & Loan Association - April 15, 1948.

Deed of Trust paid down to \$3,000.

REMARKS:

Shown through property by owner.

Present use - lodging house. Considered as 3 flats rented
to 3 familys only.



93 1001 001



93 1001 001

Onizuka

Parcel 17

Block 721

Owner states that he purchased this property on April 29, 1948 for \$6,500 cash subject to a First Deed of Trust of \$7,500 and a Second Deed of Trust of \$2,500 - total purchase price \$16,500.

The improvements consist of a 3 flat building converted into 14 housekeeping units. The property is well maintained and owner claims a gross income, if fully rented, of \$420.50 exclusive of a 4-room housekeeping unit occupied by the owner. At date of inspection there appeared to be 25% vacancies.

There are no fire escapes on this building.



FEB 09 08 40 32

3379625

Unit 17

Parcel 17

Block 70

Owner states that he purchased this property on April 26, 1942 for \$8,500 cash subject to a first deed of trust of \$7,500 and a second deed of trust of \$5,000 - total purchase price \$12,500.

The improvements consist of a 3 story building converted into 14 sleeping units. The property is well maintained and owner claims a gross income, if fully rented, of \$480.00 exclusive of a room housekeeping unit occupied by the owner. An 18th of inspection there appears to be 200 vehicles.

Owner states the value of this building.

3379625



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0.51.00 0.230C2

Conley

Parcel 18

Block 721

Owner states that he acquired this property on June 12, 1952 for \$38,000 cash subject to a First Deed of Trust of \$12,000 - total purchase price \$50,000 including furniture and furnishings.

The improvements consist of 24 1-room apartments with kitchenettes 2' x 7' in size. The property is reasonably well maintained and the owner claims a gross income, if fully rented, of \$797 per month furnished. At date of inspection there was only one vacancy but this type of property would apparently have a heavy turnover of tenants.



721

2008032

PARCEL No. 18 BLOCK No. 721 LOT No. 18

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Regina Zeiler
Date: June 10, 1952
I.R.T. \$55.

DEED OF TRUST:

\$12,000 - Regina Zeiler June 10, 1952

CHATTEL MORTGAGE:

\$12,000 - Regina Zeiler June 10, 1952

Mortgages paid down to \$5,199.31 - July 1, 1957

REMARKS:

Present income \$743 per month furnished. Owners occupies 2 apartments and supplies all utilities. In my opinion these rents are low. Changing the policy of racial discrimination would substantially increase the income and also increase the maintenance, management and collection expense.

Each apartment has living room (wall beds) separate kitchenettes and bath.

APPROACH TO VALUE:

| | |
|---------------------------------------------------|-----------------|
| Estimated fair annual income unfurnished | \$ 8,640.00 |
| Expenses - (All but depreciation) | <u>4,672.00</u> |
| Net Income | 3,968.00 |
| Land Value \$7,500 @ 6% | <u>450.00</u> |
| Income applicable to improvements | 3,518.00 |
| Capitalizing \$3,518 @ 10% including depreciation | 35,180.00 |
| Land | <u>7,500.00</u> |
| | \$42,680.00 |
| | \$42,500.00 |



100 150 25

100 150 25

\$ 2,540.00

1,000.00

1,000.00

1,000.00

1,000.00

1,000.00

1,000.00

1,000.00

1,000.00

Annual income furnished

(100% of annual income)

1,000.00

1,000.00

applicable to

100% including

10/10/54

10/10/54

10/10/54

10/10/54

Clark states that he acquired this property on June 15, 1953 for \$38,000 less subject to a First Deed of Trust of \$12,000 - total purchase price \$26,000 including furniture and furnishings.

The improvements consist of 24 1-room apartments with dimensions of 5' 7" in size. The property is reasonably well maintained and the owner claims a gross income, if fully rented, of \$787 per month. At time of inspection there was only one vacancy but this type of property would undoubtedly have a ready turnover of tenants.

10/10/54



2008032

2008032

Fish

Parcel 19

Block 721

Owner states the property was purchased on June 17, 1946 for \$2,000 cash and subject to a Deed of Trust of \$7,000 - total purchase price \$9,000.

The improvements consist of a single family residence converted into 10 housekeeping units. Owner claims a gross income, if fully rented, of \$328 per month, furnished and unfurnished. Ground floor basement space has 4 housekeeping units consisting of rooms having only a 7' ceiling height. The Building Code requires a minimum of 8' ceilings.

Owner states she spent \$4,000 for remodelling this property. It would appear that the expenditure of these funds was economically unsound.

There is only 1 community bath and 3 community toilets in the house. At date of inspection there were approximately 15% of the rooms vacant.



721

FEB 09 1980

PARCEL No. 19 BLOCK No. 721 LOT No. 19

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Allen & Norma Rose
Date: June 17, 1946
I.R.T. \$9.90 Paid \$9,000

DEED OF TRUST:

\$7,000 - Allen & Norma Rose - June 17, 1946
2,900 - Bank of America - October 16, 1952

1st Deed of Trust \$762.66 - June 15, 1957

2nd Deed of Trust about \$1,000.00 - June 15, 1957.

VIOLATIONS

Bedrooms in basement - no ventilation

Kitchenettes - no ventilation

No fire escapes

Many minor violations to electrical, plumbing and health codes.

REMARKS:

Subject property is an old residence extensively remodeled to lodgings and small illegal apartments. Improvements should be reconverted to its original use. Some rooms hardly habitable. Shown through property by owner. Owner says income \$315.00 per month gross when fully occupied. Expenses about \$150.

Violations so flagrant - did not consider income analysis to value. Single family residence only.



95 MS. 1. 11

95 MS. 1. 11

95 MS. 1. 11

102422

File

Serial 18

Sheet 721

Dever stated the property was purchased on June 15, 1948 for \$2,000 cash and subject to a Debt of \$1,000 - \$2,000 - total purchase price \$3,000.

The improvements consist of a single family residence converted into 10 bedrooms and 10 baths. Owner claims a gross income, if fully rented, of \$500 per month, furnished and unfurnished. Ground floor basement space has a lounge and dining hall consisting of rooms having only a 7' ceiling height. The ceiling height requires a minimum of 6' ceilings.

Dever stated she had \$2,000 for remodeling this property. It would appear that the expenditures of these funds was approximately equal.

There is only 1 room, 1 bath, and 1 community toilet in the house. At date of inspection there were approximately 150 of the room vacant.



721

2504800 034

0510002302

Bank of America, Trustee

Parcel 20

Block 721

The improvements consist of a 9 flat building rented to 4 master tenants who furnish and sublet housekeeping rooms. Six flats are rented to 1 tenant for \$278 per month unfurnished. Two flats are rented to 2 master tenants for \$50 per month, each unfurnished. One flat is rented to 1 tenant for \$47 per month unfurnished. This information was furnished by the Trust Department of the Bank of America.

The property appears to have heavy vacancy with apparent constant turnover in tenancy. Practically no effort is being made to maintain this property inside or outside.

There are no fire escapes on this building.



110 098403 Z

PARCEL No. 20 BLOCK No. 721 LOT No. 20

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Estate of Maria R. Macaulay
To: Mary C. Emslie, Mary M. Jarman and Catherine A. Huppert
DATE: February 24, 1946
I.R.T. None

sd

REMARKS:

Actually 3 separate 3-flat buildings with party walls. Present use lodgings. Considered as 9 flats only.

VIOLATIONS AS LODGINGS:

Gas plates (cooking) in rooms.

No fire escapes.



MS. A. 9.2

MS. A. 9.2

NY 689023

RE: of America, Boston

March 20

March 21

The improvements consist of a 6 day building erected
in 4 stories concrete and masonry and other improvements
work. Six flats are rented at 1 month for \$275 per
month unfurnished. Ten flats are rented at 2 months advance
for \$20 per month, each unfurnished. One flat is rented
to 1 tenant for \$17 per month unfurnished. This information
was furnished by the City Department of the City of Boston.

The property is owned by Mrs. Mary Kennedy of 46
Essex Street Boston in January. Presumably no
effort is being made to obtain this property inside or
outside.

There are no fire escapes on this building.

NY 689023



110 0984932

091990370

Hayashi

Parcel 22

Block 721

Owner states he acquired this property in June of 1946 with a down payment of \$3,500 cash and subject to a Deed of Trust of \$5,000 - total purchase price \$8,500.

The improvements consist of a 2 flat building converted on the second floor to 4 housekeeping units and the first floor is owner-occupied as a flat.

Owner states that the income from the second floor is \$120 per month furnished. The building is well maintained and fully occupied.

Present owner has Veterans Exemption for a portion of taxes.



721

2 5 0 0 0 0 3 3 1

Nixon

Parcel 21

Block 721

Vacant lots above street grade.



721

FILE 0984032

PLAT 11, BLOCK 72, LOT 21, 22

PLAT 11, BLOCK 72, LOT 21, 22

From: Y. M. C. A. 189201 22
Date: January 22, 1906
A.M.T.: 16.60

DEED OF TRUST

None

REMARKS:

Lot averages 3 feet above grade, fairly level and ready to
develop.
189201 22



189201 22

SEP 1964 5 5

SEP 1964 5 5

SEP 1964 5 5

SEP 1964 5 5

7/31/57

Clark

June 22

May 1954

1954-1955 1000 1000 1000 1000

1000 1000 1000



721

FILE 084032

FILE 084032

PARCEL No. 22 BLOCK 721 LOT No. 23

1021204 22

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Walter & Elsie Vogel

Date: May 24, 1946

I.R.T. \$8.80

DEED OF TRUST:

None

REMARKS:

Shown through property by owner, living in lower flat. Upper rents for \$100 per month.

All around good condition. One of the best flat buildings in this neighborhood.



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100 1 100 1 100 1

PARCEL No. 23 BLOCK No. 721 LOT No. 23A

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Walter & Elsie Vogel

Date: May 24, 1946

I.R.T. \$11,000.00

DEED OF TRUST:

None

REMARKS:

Shown through property by owner. Overall physical condition good. Typical of the large 3 flat buildings in this neighborhood.



1951 12 18

Received from Mr. J. H. Smith

the sum of \$100.00

for the year 1951

Yours truly,

J. H. Smith

1951

For the year 1951, the sum of \$100.00 was received from Mr. J. H. Smith for the year 1951.

1951 12 18



1951 12 18

PARCEL No. 13 BLOCK 721 LOT No. 13

100 1244 7 1

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: G. Colvin
Date: July 22, 1946
I.R.T. \$3.30

DEED OF TRUST:

\$6,200.00 Home Federal Savings & Loan Company - July 22, 1946
\$4,000.00 Home Federal Savings & Loan Company - January 13, 1953

REMARKS:

100 1244 7 1

Shown through the property by the manager, Obad and Co., Real Estate Brokers. Property in poor condition. One only apartment occupied.

VIOLATION OF STATE HOUSING ACT.

Each flat divided into 2 apartments. No fire escapes.



10 1001 821

ALL 02512

10 1001 821

Guillory

Parcel 13

Block 721

Owner stated that property was acquired in July of 1946 with a down payment of \$4,000 and subject to a First Deed of Trust of \$6,200 and a Second Deed of Trust of \$3,300.

The improvements consist of a 3 flat building converted into 10 furnished housekeeping units.

The owner states that, if fully rented, the property produces an income of \$419 per month furnished. At date of inspection there were approximately 15% vacancies.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

There are no fire escapes on the building.



FORM 100-1

1913

1913

1913

1913

Deane stated that property was acquired in July of 1906 with a down payment of \$5,000 and balance on a 20 year loan of \$10,000 and a second loan of \$5,000 at \$3,500.

The improvements consist of a 2 1/2 story building containing 1000 sq. ft. finished with.

The owner states that, if fully rented, the property produces an income of \$400 per month furnished. At date of inspection there were approximately 150 persons.

The property apparently has been built for as possible use as a hotel with no attempt to separate the improvements inside or outside.

There are no fire escapes on the building.



721

2008032

2008032

PARCEL No. 14 BLOCK No. 721 LOT No. 14

PRESENT OWNERS ACQUIRED PROPERTY AS FOLLOWS:

From: Grace N. Firth

Date: March 22, 1946

I.R.T. \$14.30

DEED OF TRUST:

\$9,000.00 Emco Investment Co. October 18, 1949

\$1,500.00 Irving & Florence Holcinberg

REMARKS:

Shown through property by owner.

Top floor abandoned. Roof leaks, plaster down and floors warped. Estimate cost \$3,000 to make this flat livable. In arriving at estimate of value on income analysis - considered top flat occupied using heavy maintenance estimate.



55 1051 811

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

55 1051 811

55 1051 811

100 034225

100 034225

Parcel 14

100 034225

Owner stated that the property was acquired in 1920 or 1921 for \$1,000 and subject to a First Deed of Trust of \$5,000, a Second Deed of Trust of \$2,750 and a Third Deed of Trust of \$2,000 - total purchase price \$13,000.

The improvements consist of a 3 story building converted into 5 bedrooms, 1 bath and 2 sleeping rooms.

The property is situated on a lot 100 ft. wide and 100 ft. deep. The owner has no other property in the neighborhood.

Owner claims a gross income, if fully rented, of \$400 per month. At date of inspection there were 2 tenants with no income or approximately 1/2 of the gross income, and 1/2 of the gross income.

There are no other owners in this building.



2 6080 821

021702711

174-537403 5

Benson

Parcel 14

Block 721

Owner stated that the property was acquired in March of 1946 for \$1,000 cash and subject to a First Deed of Trust of \$6,250, a Second Deed of Trust of \$2,750 and a Third Deed of Trust of \$3,000 - total purchase price \$13,000.

The improvements consist of a 3 flat building converted into 5 housekeeping units and 2 sleeping rooms.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside.

Owner claims a gross income, if fully rented, of \$270 per month furnished. At date of inspection there were 2 housekeeping units vacant or approximately 15% of the rentable units, and the owner occupies 7 rooms.

There are no fire escapes on this building.



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Buchanan

Parcel 15

Block 721

Owner claims that he acquired this property by exchanging an equity in other property, which he valued at \$5,000, and he took the property subject to a First Deed of Trust of \$12,935, a Second Deed of Trust of \$8,000, a Third Deed of Trust of \$3,437, a Fourth Deed of Trust of \$577, and the property was purchased including furniture and furnishings. Apparently the Second, Third and Fourth Deeds of Trust are held by Ernest Patrucco from whom the owner bought this property.

The improvements consist of a 4 flat building converted into 9 housekeeping units. The property is reasonably well maintained. Owner claims a gross income, if fully rented, of \$485 per month, semi-furnished. At date of inspection the property appeared to be approximately 10% vacant.

There are no fire escapes on this building.



2-6044032

15-784282 5

Page 1

Page 1

Page 1

Dever claims that he acquired this property by exercising an equity in other property, which he valued at \$15,000, and he took the property subject to a First Deed of Trust of \$10,000, a Second Deed of Trust of \$5,000, a Third Deed of Trust of \$3,000, a Fourth Deed of Trust of \$2,000, and the property was purchased including furniture and furnishings. Apparently the Second, Third and Fourth Deeds of Trust are held by Dever's children from whom he ever took this property.

The improvements consist of a 4 story building converted into 2 tenement units. The property is presently well maintained. Owner claims a gross income, net of taxes, of \$185 per month, semi-annual. At date of inspection the property appeared to be approximately 10% vacant.

There are no fire escapes on this building.



721

FEB 09 84 03 Z

70E20 68730

PARCEL No. 15 BLOCK No. 721 LOT No. 15

PRESENT OWNER ACQUIRED PROPERTY AS FOLLOWS:

From: Ernest Patrucco
Date: August 30, 1952
I.R.T. \$19.25

DEED OF TRUST

\$13,000 Yoneko and Setsuko Okada July 22, 1952
8,000 Ernest Patrucco August 30, 1952
3,437.61 Ernest Patrucco August 30, 1952

REMARKS:

Shown through property by owners neice. Present use of property - lodgings and flats. Split into 2 apartments. Illegal apartment on ground floor.

Talked to Mr. Buchanan (owner) by phone and received the following rental schedule.

| | |
|----------------------------------|-----------------|
| Ground floor apartment (Illegal) | \$50.00 |
| Second floor front | 55.00 |
| Second floor rear | 55.00 |
| Third floor front | 55.00 |
| Third floor middle | 55.00 |
| Third floor rear | 40.00 |
| | <u>\$290.00</u> |

| | |
|------------------------------------|----------------|
| Monthly Expense: Gas & Electricity | \$60.00 |
| Water | 20.00 |
| Scavenger | 8.50 |
| | <u>\$88.50</u> |

VIOLATIONS OF STATE HOUSING ACT.

No Fire Escapes

Ground floor apartment - Bath entered through kitchen - no ventilation.



1. RECEIVED

2. RECEIVED

3. RECEIVED

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5. RECEIVED

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10. RECEIVED

11. RECEIVED

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13. RECEIVED

14. RECEIVED

15. RECEIVED

16. RECEIVED

17. RECEIVED

18. RECEIVED

19. RECEIVED

20. RECEIVED

PARCEL No. 16 BLOCK No. 721 LOT No. 16

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: H. Fourness
Date: March 1, 1949
L.R.T. None

REMARKS:

Absence of McEverney Decree.
Shown through property by owner.
Present use - lodgings



NOV 1944 35

NOV 1944 35

NOV 1944 35

Pinney

Parcel 16

Block 721

The improvements consist of a 3 flat building converted into 10 housekeeping units. The property is well maintained and owner claims a gross income, if fully rented, of \$275.50 per month furnished, exclusive of her own 4-room unit. At date of inspection building appeared to be fully occupied.

There are no fire escapes on this building.



FEB 09 04 03 Z

EX-104125

Plenary

Serial 10

Block V61

The improvements consist of a 2 flat building converted into 10 one-bedroom units. The subject is well maintained and owner claims a gross income, if fully rented, of \$276.00 per month furnished, exclusive of net own 4-room unit. At date of inspection building appeared to be fully occupied.

Owner has 10 (10) units of 10 one-bedroom units.

EX-104125



721

FEB 09 84 03 Z

031 000 130

61-600023

Index

Parcel 2

Block 781

Property was located January 15, 1901 for \$11,000 according to my report.

The improvements consist of a 3 story building converted into 10 apartments units. Money claims to have spent \$1,000 for improvements, which seems reasonable, and the property has been well maintained in the interior. Other stated a gross income of \$1100 per month. Provided. In case of inspection property was fully described.

There are no fire escapes.

61-600023



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2 0 1 8 6 0 8 2 1

PARCEL No. 9 BLOCK No. 721 LOT No. 9

PRESENT OWNER ACQUIRED PROPERTY AS FOLLOWS:

From: Mary Kelly

Date: March 12, 1924

I.R.T. \$12.50

DEED OF TRUST

Clear

REMARKS:

The owner is operating the building as a lodging house. Her rentals are as follows:

Garage

First Floor \$120.00

Second floor 144.50

Third floor 150.00

Furnished, including all utilities.

I estimated fair rental value, unfurnished, tenant paying utilities.

Some minor violations - cooking in rooms, etc.



1991 10 10

1991 10 10



Kaiser

Parcel 9

Block 721

Property was acquired February 28, 1924 for \$11,850 according to the owner.

The improvements consist of a 3 flat building converted into 15 housekeeping units. Owner claims to have spent \$4,000 for improvements, which seems reasonable, and the property has been well maintained on the interior. Owner claims a gross income, if fully rented, of \$402 per month furnished. At date of inspection property was fully occupied.

There are no fire escapes.



FEB 09 84 03 2

PARCEL No. 10 BLOCK No. 721 LOT No. 10

4139 11

PRESENT OWNER ACQUIRED PROPERTY AS FOLLOWS:

From: S. K. Karper
Date: August 23, 1945
I.R.T. \$11.55

DEED OF TRUST:

American Trust Co. \$3,200 - March 12, 1951

RECORDED

REMARKS:

Shown through the property by owner. He informs me his rents as as follow; furnished, including utilities:

| Store | | Vacant |
|-------|-------|---------|
| 1 | | \$50.00 |
| 2 | Front | 55.00 |
| 2 | Rear | 50.00 |
| 3 | Front | 55.00 |
| 3 | Rear | 50.00 |

The two upper floors are divided into apartments. Illegal - no fire escapes.

I set a rental value on the store of \$30.00. There is no demand for another grocery in this location.



55 1961 25

300 20 150

10 10 10 10

HARRY HENSON

Parcel 10

Area 721

Present owner acquired title August 21, 1915 and states that he paid \$4,000 cash and assumed a debt of \$10,000 in the amount of \$10,000.

The property is in the building, known as 1134 1/2 11th Street, was owned by C. A. Williams in 1915, 1916 and 1917 at \$10 per month rental.

The improvements consist of a 2 story building with ground floor space. The first and second floors are covered by a wooden porch on a north to south line for \$10 per month. The second floor has been divided into two sleeping rooms. The third floor has been divided into two sleeping rooms. The private bath - the front is covered for \$10 per month and the rear for \$10 per month. The building is owned by Harry Henson.

The property is in the building, known as 1134 1/2 11th Street, was owned by C. A. Williams in 1915, 1916 and 1917 at \$10 per month rental.

The property is in the building, known as 1134 1/2 11th Street, was owned by C. A. Williams in 1915, 1916 and 1917 at \$10 per month rental.

There are no other improvements.



FEB 08 09 32

FEB 08 09 32

10 721

Harry Draneas

Parcel 10

Block 721

Present owner acquired title August 23, 1946 and states that he paid \$4,000 cash and assumed a Deed of Trust in the amount of \$6,500.

The grocery store in this building, known as 1162A Ellis Street was leased to C. A. Williams in November, 1950 for 6 years at \$75 per month rental.

The improvements consist of a 3 flat building with ground floor space. The first and second floors are rented to a master tenant on a month to month basis for \$100 per month. The sub-tenant has converted this space into house-keeping rooms. The third floor has been divided into two 4-room apartments with private bath - the front is rented for \$62.50 per month furnished and the rear for \$55 per month partly furnished.

The property has been reasonably well maintained with considerable pride of ownership.

The property is fully occupied at rentals somewhat lower than comparable space in the area.

There are no fire escapes.



FEB 09 04 03 Z

18384873

Page

Page 11

Block 781

The improvements consist of a 3 flat building and
improved front steps.

The ground floor is now 12 units for 120 per
month in the ground floor. The second floor is now
12. The third floor is now 120 per month, the
second floor for 80 per month and the third floor for
80.50 per month - all rentals on a non-furnished basis.

The building is in good condition, and there
are no fire escapes.

18384873



721

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Jones

Parcel 11

Block 721

The improvements consist of a 3 flat building and ground floor store room.

The ground floor store room is rented for \$15 per month to the grocery store occupying the space on parcel 10. The first floor is rented for \$40 per month, the second floor for \$50 per month and the third floor for \$37.50 per month - all rentals on a non-furnished basis.

The building is in good rentable condition, but there are no fire escapes.



721

2504080 111

Stewart

Parcel 12

Block 721

Owner stated he acquired title October 31, 1951 for \$21,000 consisting of \$2,500 cash, First Deed of Trust of \$10,000 and Second Deed of Trust of \$8,500.

The improvements consist of a 3 flat building that has been converted into 10 housekeeping units.

The owner claims a gross income of \$417.50 per month, furnished. At time of inspection there were approximately 35% of the housekeeping units vacant.

There are no fire escapes on this building.



723 09840 3 2

723 09840 3 2

PARCEL No. 12 BLOCK No. 721 LOT No. 12

PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS:

From: P. D. & Lois G. Burg

Date: October 31, 1951

I.R.T. \$24.75

DEED OF TRUST:

\$10,000. Eureka Federal Saving and Loan October 31, 1951

\$9,270.46 Del Camp Investment Inc.

REMARKS

Shown through property by Mrs. Stewart owner, who operates the grocery on the ground floor. The rents are as follows:

| | | |
|--------------|--------|------------------|
| Ground Floor | store | (Owner operated) |
| First floor | front | \$40.00 |
| | rear | 45.00 |
| Second floor | front | 38.50 |
| | middle | 30.00 |
| | rear | 50.00 |
| Third floor | Owners | |

These are lodging rooms or illegal apartments. No fire escapes.
Gas plates in rooms.



100 100 100

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Blache

Parcel 4

Block 721

Lot 4

Improvements consist of a 3 flat building leased on July 1, 1954 and expiring on June 30, 1956 by Anglo California Bank as trustee to Ingeborg Webber for \$105 per month unfurnished. ✓

The lessee has converted this building into 18 house-keeping units and has stated that she owns the furniture and furnishings, valued at approximately \$3,000. Her gross rental, if fully occupied, is \$300 per month. At date of inspection there was approximately 15% of the rooms vacant.



FEB 09 84 03 2

all 1900's

Marie

Page 4

Side 791

Apr 4

Improvements made at 2 3 1st Division issued on
July 1, 1984 and received on June 30, 1985 by Anglo California
Bank by mortgage to Andrew Walter for \$100 per month inter-
ested.

The owner has converted this building into 18 house-
keeping units and has stated that the units are 1 1/2 stories
and 1 1/2 stories, value at approximately \$4,000. Per gross
rental, if fully occupied, is \$100 per month. At rate of
insurance there are approximately 15% of the rates value.

all 1900's



1180984032

0.818802100

PARCEL No. 4 BLOCK No. 721 LOT No. 4 & 5

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Maurice Blache, et al
To: Lucille Clark by Decree
Date: September 26, 1955
I.R.T.: None

DEED OF TRUST

None

REMARKS:

Shown through the property by Alfred Odle, Assistant Vice President, Crocker-Anglo Bank. The property managed by the Bank's Trust Department.

1105 Gough Street -- 2 flats and attic.

Present use, lodging house (rooms with kitchenettes). Some minor violations.

1110 Ellis Street - 2 flats, attic and basement apartment.

Abandoned - very poor condition. Should be immediately removed, hazard to adjoining properties.



City Title Insurance Co.

Parcel 5

Block 721

Lot 6

Harry Sweet, who stated he was the owner of this property, said he purchased this parcel and also parcels 6 and 7 in this block about October 1, 1950 for \$33,845 cash.

The improvements on Lot 6 consist of a 2 flat building converted into 15 housekeeping units.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside. Owner claims a gross income, if fully rented, of \$321.50 per month furnished.

There are numerous unvented gas stoves in use and there are no fire escapes.



721

FEB 09 84 03 2

CITY VISTA Insurance Co.
Parcel 2
Block 721

Col 6

Harry Jones, who stated he was the owner of this property, said he purchased this parcel and also parcels 8 and 9 in this block about October 1, 1930 for \$15,000 cash.

The improvements on Lot 8 consist of a 2 1/2 story building containing 18 housekeeping units.

This property apparently has been valued for all possible use with no attempt to maintain the improvements inside or outside. Owner claims a gross income, if fully rented, of \$501.00 per month realized.

There are several unoccupied garages in use and there are no fire hydrants.



721

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05190270

PARCEL No. 5 BLOCK No. 721 LOT 6 & 6A

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: R. Weidnes
Date: October 9, 1950
I.R.T. None

DEED OF TRUST:

\$5,000. Alvin R. Brenner - October 9, 1950.
5,000 " " " " "

REMARKS:

Severe violations to State Housing Act.
4 floors of occupancy - no fire escapes
Unvented convection heaters in rooms.
Gas plates (cooking facilities) in rooms.
Improvements are in such poor condition that they should be
condemned by the Health and Fire Departments.



FEB 1964 55

ASLBOZSL



Harry Sweet, who stated he was the owner of this property, said he purchased this parcel and what parcel 8 and 7 in this block about October 1, 1930 for \$3,848 cash.

The improvements consist of a 2 flat building converted into 17 one-bedroom units.

The project apparently has been allowed the all possible lot value with no attempt to segregate the improvements inside or outside. These claims a gross income, it fully paid, of \$367 per month furnished.

There are records available and shown to us and these are as follows:

October 1930



721

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PARCEL No. 6 BLOCK No. 721 LOT No. 7

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Rose Miller
Date: October 6, 1950
I.R.T. None

DEED OF TRUST:

\$5,000 - Rose Miller - October 6, 1950.

Party wall agreement to east.

REMARKS:

Several violations of State Housing Act.

4 floors of occupancy - no fire escapes

Unvented convection heaters in rooms. Gas plates (cooking facilities)
in rooms.

Improvements are in such poor condition that they should be
condemned by the Health and Fire Department.



EX-100-100

ASLMOZER



California Pacific Title Insurance Co.

Parcel 6

Block 721

Harry Sweet, who stated he was the owner of this property, said he purchased this parcel and also parcels 5 and 7 in this block about October 1, 1950 for \$33,845 cash.

The improvements consist of a 2 flat building converted into 17 housekeeping units.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside. Owner claims a gross income, if fully rented, of \$357 per month furnished.

There are numerous unvented gas stoves in use and there are no fire escapes.



721

111 0804932

PARCEL No. 7 BLOCK No. 721 LOT No. 7A

PRESENT OWNER ACQUIRED PROPERTY AS FOLLOWS:

From: R. Weidner
Date: October 9, 1950
I.R.T. None

DEED OF TRUST:

\$5,000 R. Weidner October 9, 1950

Party wall agreement along east line.

REMARKS:

Several violations of State Housing Act. Four floors occupancy
No fire escapes. Unvented convection heaters in rooms.
Gas plates - (cooking facilities) in rooms.

Front recently painted.

Interior is in such poor condition that the improvements should
be condemned by the Health and Fire Departments.



173 1904 13

173 1904 13



City Title Insurance Co.

Parcel 7

Block 721

Harry Sweet, who stated he was the owner of this property, said he purchased this parcel and also parcels 5 and 6 in this block about October 1, 1950 for \$33,845 cash.

The improvements consist of a 2 flat building converted into 18 housekeeping units.

The property apparently has been milked for all possible net income with no attempt to maintain the improvements inside or outside. Owner claims a gross income, if fully rented, of \$357 per month furnished.

There are numerous unvented gas stoves in use and there are no fire escapes.



THE 09M4032

170244-1

City Title Insurance Co.

Survey 7

Block 721

Harry Sweet, who stated he was the owner of this property, said he purchased this parcel and also parcels D and E in this block about October 1, 1930 for \$25,000 cash.

The improvements consist of a 2 story building converted into 10 residential units.

The property presently has been valued for all purposes at \$25,000 with an attempt to obtain the improvements made or added. Other claims covered include \$10,000 for \$100,000 and \$100,000 for \$100,000.

There are no other claims covered in this case. There are no fire claims.

170244-1



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PARCEL No. 8 BLOCK No. 721 LOT No. 8

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: George Stefan

Date: September 29, 1954

I.R.T. None

DEED OF TRUST:

\$7,500.00 - Western Loan Association November 10, 1953.

REMARKS:

Lack of valid decrees establishing title to westerly 4-5/8 inches.
Property now being condemned for violation of health and building
ordnances. Observed the following serious violations:

No fire escapes

Baths with no ventilation

Kitchens and bedrooms with inadequate ventilation

Property is now about 75% vacant. An order to vacate was posted by the
Health Department. This order has been set aside legally or the
property is being occupied unlawfully.

The improvements should be removed. They are a hazard to the
adjoining properties.



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California Pacific Title Insurance Co.

Parcel 8

Block 721

The improvements consist of a 3 flat building converted into 24 furnished housekeeping units.

While some expenditures have been made for interior maintenance and repairs, the property apparently has been milked for all possible net income and substantial additional maintenance is required to put the property into satisfactory rentable condition. Owner's agent, George Stefans, claims a gross income, if fully rented, of \$845.50 per month furnished. At date of inspection there were approximately 12% vacancies.

There are no fire escapes, and only 4 community bathrooms and toilets for the 24 units consisting of 50 rooms.



FEB 09 84 03 2

080490

California Pacific Title Insurance Co.

Page 2

Block 761

The improvements consist of a 2 story building, completed
Type B5 Improved Apartment Unit.

While some expenditures have been made for interior
improvements and repairs, the property appears to be in
good condition. The all visible and substantial structural
improvements is required to put the property into satisfactory
rentable condition. Improvements, repairs, painting, etc.
are needed. It is estimated that the cost of such im-
provements and repairs will be approximately 10% of the value.

There are 12 units, and only 1 unit is occupied. The
rents are collected for the 12 units consisting of 12 units.

080490



PTB 0 8840 8 2

JUL 20 88 130

EXHIBIT 3

Kaufman

Parcel 1

Block 721

Present owner acquired title by inheritance and purchase September 21, 1948, at an indicated price of \$15,000.

The improvements consist of a 3 flat building rented unfurnished to three separate master tenants who furnish and sublet housekeeping rooms. The first and second floors are rented to the master tenants on a month to month basis at \$60 per month each. The third floor, including attic, is rented for \$75 per month on a month to month basis. This information was furnished by the owner.

These rentals are substantially below rentals for comparable space in the area.



721

TEL 0304032

100321293

Section

Paragraph 1

Item 721

Frederick was acquired title by insurance and purchased September 21, 1944, at an indicated price of \$15,000.

The improvements consist of a 3 floor building rented unfurnished to three tenants under separate leases and which housekeeping rooms. The first and second floors are rented to the same tenants on a month to month basis at \$25 per month each. The third floor, including attic, is rented for \$75 per month on a month to month basis. This information was furnished by the owner.

Improvements are substantially valueless for occupancy value as of 1944.

100321293



721

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PAGE No. 1 BLOCK No. 731 LOT No. 1

UPPER 1/2

PRESENT OWNER ACCUMULATED OWN-SHIP INTEREST -

From: Estate of Emily E. Duvall

Date: September 21, 1949

I.O.U. \$16.50

NAME OF TRUST: Clear

RENTS:

Shown through property by owner.

Actual rents are:

| | |
|-----------------------|--------|
| First Floor | 160.00 |
| Second Floor | 50.00 |
| Third Floor and Attic | 75.00 |

These rents are low by comparison with similar properties.

VIOLATIONS OF STATE HOUSING ACT.

No Fire Escapes - Four floors of occupancy.

Gas plates in rooms.



ET 1961 ELI

ARL 0291V

Hennessy

Parcel 2

Block 721

Present owners purchased the subject lot in 1902 for \$4,800 and erected the present improvement at a cost of \$14,000.

This is a 3 flat building rented to 3 tenants on a month to month basis. The rent is \$37.50 per month each for the first and third floor flats, and \$32.50 for the second floor. This property has been poorly maintained and the present tenants have occupied the premises for many years at the same rentals.



721

FEB 09 09 03 Z

135024673

January

Parcel 2

Block 781

Present owner purchased the subject lot in 1935 for \$1,100 and erected the present improvement at a cost of \$11,000.

This is a 3 Flat building rented to 3 tenants on a month to month basis. The rent is \$37.50 per month and for the first and third floor flats, and \$22.50 for the second floor. This property has been poorly maintained and the present tenants have occupied the premises for many years at the same rentals.

135024673



720 0840 32

720 0840 32

PARCEL No. 2 BLOCK No. 721 LOT No. 3

PURCHASER OWNS AS ACQUIRED TITLE AS FOLLOWS:

Title acquired by various decrees of distribution.

STATE OF TRUST:

Clear

REMARKS:

Property in estate of Frank J. Ramsey, deceased, and being operated by Umbsen, Kerner and Stevens.

Actual rents are:

| | |
|-------------------|--------|
| Lower | 137.50 |
| Middle (relative) | 0 |
| Top | 50.00 |

These rents are too low by comparison with going rentals in this area.



12 15 1963

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Tolmack

Parcel 3

Block 721

Present owners purchased this property July 31, 1952 for \$27,500 with a down payment of \$17,500 and a Deed of Trust for \$10,000. Furniture and furnishings of a substantial value were included in the sales price. ✓

The building contains 8 units and is rented furnished, according to the owner, at \$402.50 per month.

At time of inspection five of the thirteen rooms were not rented, which is equivalent to approximately 40% vacancy. ✓



721

FLA 0964052

1000 S. BROAD ST. ST. LOUIS, MO.

APR 1 1940

By: Argus Holden
 Date: August 1, 1940
 Title: Appraiser

STATE OF MISSOURI:

\$10,000 - Value of property - August 1, 1940
 \$20,000 - Value of property - April 1, 1939 disposition property.

Remarks:

Trained to work in St. Louis. Good Marriage record for years.
Working with property since 1935.

Main Floor:

| | |
|---------------------------------------------------------------------|---------|
| Left front bedroom and bathroom | \$47.00 |
| Left rear - bedroom and bathroom | \$47.00 |
| Right front - Living room, kitchen, dining room and bath (bathroom) | \$51.00 |
| Right rear - bedroom, bathroom, kitchen | \$47.00 |

Second Floor:

| | |
|---------------------------------|----------|
| Left front - bedroom & bathroom | \$47.00 |
| Left rear - bedroom & bath | \$47.00 |
| Right - bedroom and bath | \$47.00 |
| | \$141.00 |

VIOLATIONS OF STATE HOUSING ACT.

No fire escape
 Bath on main floor - no ventilation.
 Kitchenettes with no ventilation.

Property is now 3 apartments and 4 single rooms with interior.
 One apartment and 4 single rooms share one bath.



100124.1

Chicago

March 2

1923

Trust was purchased on property July 31, 1923 for \$27,500 with a down payment of \$14,500 and a loan of \$13,000. The loan was made by the Trust for \$10,000. Furniture and fixtures of a substantial value were included in the sales price.

The building contains 2 units and is rented furnished, according to the lease, at \$22.00 per month.

All items of furniture and fixtures were sold, and the balance of the sale was approximately \$25,000.

100124.1



721

RECEIVED

RECEIVED

PARCEL No. 25 BLOCK No. 721 LOT No. 25

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

From: Cecil O. & Clotilla Dearman
Date: Sept. 29, 1947
I.R.T. \$8.25

REMARKS:

Shown through property by owner. Present use - lodging house furnished.

Income \$4.25 X 12 \$5,100.

Expense

| | | |
|-------------------|-----------------|-----------------|
| Taxes | \$392.54 | |
| Insurance | 75.00 | |
| Water | 204.00 | |
| Gas & Electricity | 780.00 | |
| Scavenger | 72.00 | |
| | <u>1,523.54</u> | <u>1,523.54</u> |
| | | \$3,576.46 |

This income is before depreciation on improvements and furniture, maintenance, vacancy, janitor and management. In considered this property unfurnished only.



RECEIPT NO. 25 BLOCK NO. 271 LOT NO. 22

RECEIVED OCT 1 1904

From: Cecil O. & Corilla Pearson
Date: Sept. 29, 1904
1.5.1.
10.25

REMARKS:

Shown through property by owner. Present use - lodging house
furnished.

| | |
|-------------|-----------|
| Income | 25,100. |
| Expenses | |
| Taxes | 25.00 |
| Insurance | 75.00 |
| Water | 20.00 |
| Electricity | 20.00 |
| Boys' wages | 12.00 |
| | 1,548.34 |
| | 1,573.34 |
| | 23,526.66 |

This income is before deduction on improvements and furniture.
Maintenance, vacancy, janitor and management. In consisted this
property unfurnished only.

